

016.A

0004

0054.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
826,000 / 826,000  
826,000 / 826,000  
826,000 / 826,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	54A	MARY ST, ARLINGTON

## OWNERSHIP

Unit #: 2

Owner 1: MISHRA RICHA

Owner 2: GUPTA MANISH

Owner 3:

Street 1: 54 MARY ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ZHOU JIE -

Owner 2: -

Street 1: 54 MARY ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Vinyl Exterior and 1510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8339																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	826,000			826,000		419180
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

Source: Market Adj Cost Total Value per SQ unit /Card: 547.02 /Parcel: 547.02 Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 016.A-0004-0054.2

!16417!

## PRINT

Date: 12/30/21 Time: 22:27:45

## LAST REV

Date: 12/23/19 Time: 10:00:55

danam

16417

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	826,000	0	.	826,000		Year end	12/23/2021	
2021	102	FV	802,700	0	.	802,700		Year End Roll	12/10/2020	
2020	102	FV	791,100	0	.	791,100	791,100	Year End Roll	12/18/2019	
2019	102	FV	678,100	0	.	678,100	678,100	Year End Roll	1/3/2019	

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHOU JIE,		71088-468	1	5/31/2018		850,000	No	No		
CARNEY JOHN A,		68787-327		1/20/2017		689,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2019	1108	Solar Pa	9,652	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
3/21/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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